

IN RE: PETITION FOR VARIANCE
N/S Fairgreen Road, 300' E of the
c/I Louth Road
(7709 Fairgreen Road)
12th Election District
7th Councilmanic District

Kenneth R. Freeman, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-126-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Kenneth Ray and Deborah Ann Freeman. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the minimum required 10 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

As noted above, the matter was originally filed as an administrative variance; however, at the request of the Department of Permits and Development Management, a public hearing was requested. Apparently, there exists County-owned property to the rear of the subject property, which prompted the request for public hearing. However, that particular issue does not bear on the small addition proposed by the Petitioners.

Appearing at the hearing on behalf of the Petition were Kenneth and Deborah Freeman. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 5,616 sq.ft., more or less, zoned D.R. 5.5 and is improved with a single family dwelling. The

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Date 12/10/98
By [Signature]

property is located on the north side of Fairgreen Road adjacent to Bull Neck Creek in Dundalk. The Petitioners are desirous of constructing a 21' x 11' addition on the east side of their dwelling to provide more living space for their growing family. Mr. Freeman testified that he has lived on the subject property since 1989 and that his wife joined him there in 1991 after they were married. They have several children, including a young infant who attended the hearing with them. The Petitioners have outgrown their home and desperately need the proposed addition to accommodate the needs of their growing family. A concrete slab and footings for the proposed addition have already been installed as shown on the photographs submitted at the hearing. Further testimony revealed that the Petitioners discussed their plans with their adjoining neighbors, all of whom had no objections to their plans. The Freemans would like to remain in their neighborhood, and constructing the proposed addition will allow them to do so.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented have established that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner, and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R.

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Date 12/10/95
By [Signature]

would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

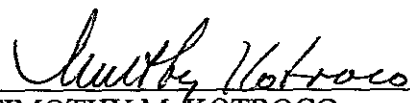
These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of December, 1998 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 feet in lieu of the minimum required 10 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the Zoning Plans Advisory Committee comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated October 14, 1998, a copy of which is attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 12/11/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

December 9, 1998

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

Mr. & Mrs. Kenneth R. Freeman
7709 Fairgreen Road
Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Fairgreen Road, 300' E of the c/I Louth Road
(7709 Fairgreen Road)
12th Election District - 7th Councilmanic District
Kenneth R. Freeman, et ux - Petitioners
Case No. 99-126-A

Dear Mr. & Mrs. Freeman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; Case File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7709 FAIRGREEN RD
which is presently zoned DRS.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 To Allow

A sideyard setback of 3' in lieu of the required 10'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

① PRACTICAL DIFFICULTY - CANNOT COMPLY W/ 10' SIDE SETBACK
PROPERTY LINE IS 14' FROM HOUSE.

② HARDSHIP - OUR FAMILY HAS GROWN AND WE NEED TO
MAKE MORE SPACE FOR OUR CHILDREN & NEW BABY

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s).

KENNETH RAY FREEMAN
(Type or Print Name)

Kenneth Ray Freeman
Signature

DEBORAH ANN FREEMAN
(Type or Print Name)

Deborah Ann Freeman
Signature

7709 FAIRGREEN RD (410) 284-1172
Address Phone No

BALTIMORE, MARYLAND 21222
City State Zipcode

Name, Address and phone number of representative to be contacted

DEBORAH ANN FREEMAN
Name
7709 FAIRGREEN RD (410) 284-1172
Address Phone No.
BALTIMORE, MD 21222

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: CAM

DATE: 255-198

ESTIMATED POSTING DATE: 1 Oct 98

Printed with Soybean Ink
on Recycled Paper

ITEM #: 12C

99-126-A

ORDER RECEIVED FOR FILING

Date: 12/10/98

By: [Signature]

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 7709 FAIRGREEN ROAD
address
BALTIMORE MARYLAND 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

WE HAVE JUST HAD ANOTHER CHILD AND ARE IN DESPERATE NEED OF MORE ROOM IN OUR HOME. WE CANNOT AFFORD TO PUT A SECOND STORY ON OUR HOME AT THIS TIME. AN ADDITION ON THE SIDE IS MORE AFFORDABLE, WILL ADD CONSIDERABLE SPACE, AND CONFORM WITH OTHER HOMES IN OUR NEIGHBORHOOD. WE CANNOT COMPLY WITH THE 10' SIDE SETBACK AS THE PROPERTY LINE IS ONLY APPROX 14' FROM HOUSE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kenneth Ray Freeman
(signature)
KENNETH RAY FREEMAN
(type or print name)



Deborah Ann Freeman
(signature)
DEBORAH ANN FREEMAN
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24th day of September, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Deborah Ann Freeman & Kenneth Ray Freeman

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9-24-98
date

Herbert Geilenkirchen
NOTARY PUBLIC

My Commission Expires: 10-1-2000



Herbert Geilenkirchen, Notary Public
Baltimore County
State of Maryland
My Commission Expires Oct. 1, 2000

A-251-90

ZONING DESCRIPTION FOR: 7709 Fairgreen Rd.

Beginning at the point on the north side of

Fairgeen Rd which is 50'

wide at the distance of 300' east of the

centerline of the nearest improved intersecting street: Louth Rd.

which is 50' wide. Being lot # 17

Block 1, Section # in the subdivision of Dundalk

as recorded in Baltimore County Plat Book # 13, Folio # 022

containing 5616 square feet. Also known as 7709 Fairgreen Rd.

and located in the 12th Election District, 7th Councilmanic District.

99-126-A
12C

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 054732

DATE 25 Sept 98 ACCOUNT R-001-6150
25 AMOUNT \$50.00 Fifty

RECEIVED FROM: FREEMAN

FOR: Adm'n VAC

7709 FARGREEN

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAYD RECEIPT
PAID TO: ACTUAL
9/25/98 9/25/98 10-00-53
MEM: 0501 CASHIER CLIM ORL BINDER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 054732
FOL. 054732
50.00 PAID
Baltimore County, Maryland

09-126-A

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Town Room 407, County Courthouse Bldg., 401 Bayley Avenue, on the property identified herein as follows:

Case #98-128-A
7709 Fairgreen Road
N/S Fairgreen Road, 300' E of
Louth Road
12th Election District
7th Councilmanic District
Legal Owner(s):
Kenneth Ray & Deborah Ann
Freeman

Administrative Variances to allow a side yard setback of 3 feet in lieu of the required 10 feet.

Hearing: Tuesday, November 17, 1998 at 6:00 a.m., in Room 407, County Courthouse Bldg., 401 Bayley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please call (410) 887-3353.
(2) For information concerning the file and/or hearing, please call (410) 887-3391.

10/5/98 Oct. 29 C268673

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/29, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 10/29, 1998.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

CASE NUMBER: *99-126-A*

PETITIONER/DEVELOPER: () *DEBBIE FREEMAN*

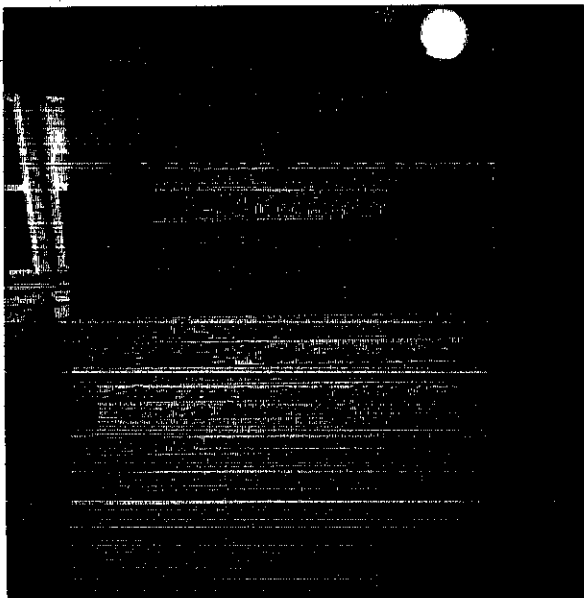
DATE OF HEARING/~~CLOSING~~: () *11-17-98*

ATTENTION: MS. GWENDOLYN STEPHENS

LADIES AND GENTLMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY
THAT THE NECESSARY SIGN (S) REQUIRED BY LAW WERE POSTED
CONSPICUOUSLY ON THE PROPERTY LOCATED AT,
7709 FAIRGREEN ROAD, BALTO. MD 21222

THE SIGN (S) WERE POSTED ON, *11-2-98* BY THE UNDERSIGNED.



SINCERELY,

THOMAS P. OGLE SR.
325 NICHOLSON RD.
BALTIMORE MD. 21221
(410) 687-8405
(410) 687-4381 (FAX)

CERTIFICATE OF POSTING

RE: Case # 99-126-A
Petitioner/Developer:
(Debbie Freeman)
Date of Hearing/Closing:
(Oct. 19, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

7709 Fairgreen Road Baltimore, Maryland 21222 _____

The sign(s) were posted on _____ Sept. 30, 1998 _____
(Month, Day, Year)

Sincerely,

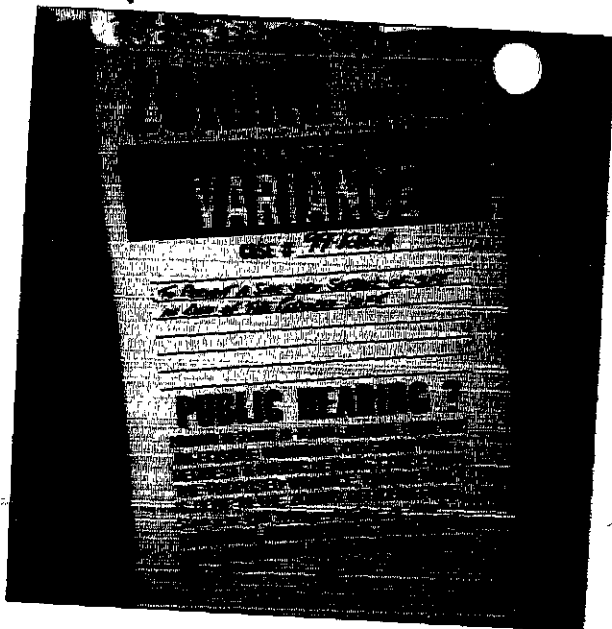

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 12G -A Address 7709 Fairgreen Rd

Contact Person: Kate Milton Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 25 Sept 98 Posting Date: 4 Oct 98 Closing Date: 19 Oct 98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 12G -A Address 7709 Fairgreen Rd

Petitioner's Name Freeman Telephone 410-284-1172

Posting Date: ~~25 Sept~~ 4 Oct 98 Closing Date: 19 Oct 98

Wording for Sign: To Permit A Sideyard Setback of 3' in
lieu of the required 10'



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 20, 1998

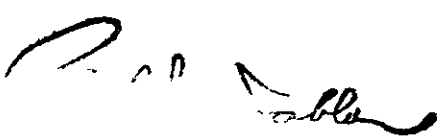
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-126-A
7709 Fairgren Road
N/S Fairgreen Road, 300' E of Louth Road
12th Election District – 7th Councilmanic District
Legal Owner: Kenneth Ray & Deborah Ann Freeman

Administrative Variance to allow a side yard setback of 3 feet in lieu of the required 10 feet.

HEARING: Tuesday, November 17, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Arnold Jablon
Director

c: Deborah & Kenneth Freeman

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 2, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
October 29, 1998 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Kenneth Freeman
7709 Fairgreen Road
Baltimore, MD 21222

410-284-1172

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-126-A
7709 Fairgren Road
N/S Fairgreen Road, 300' E of Louth Road
12th Election District - 7th Councilmanic District
Legal Owner: Kenneth Ray & Deborah Ann Freeman

Administrative Variance to allow a side yard setback of 3 feet in lieu of the required 10 feet.

HEARING: Tuesday, November 17, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 12, 1998

Ms. Deborah Ann Freeman
7709 Fairgreen Road
Baltimore, MD 21222

RE: Item No.: 126
Case No.: 99-126-A
Location: 7709 Fairgreen Rd

Dear Ms. Freeman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on September 25, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

October 9, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF October 5, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

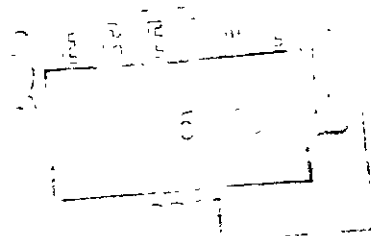
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

120, 122, 123, 126, and 127

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: October 13, 1998

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for October 13, 1998
Item Nos. 123, 124, and 126

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC1013.NOC

Date: October 14, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/9D*

SUBJECT: Zoning Item #126

Freeman Property - 7709 Fairgreen Road

Zoning Advisory Committee Meeting of October 5, 1998

----- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

----- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

----- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X This residence may be involved in the construction and use of an unpermitted pier on County-owned property at Concrete Homes Park.



Maryland Department of Transportation
State Highway Administration

Parns N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 10.2.94

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 126 cam

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

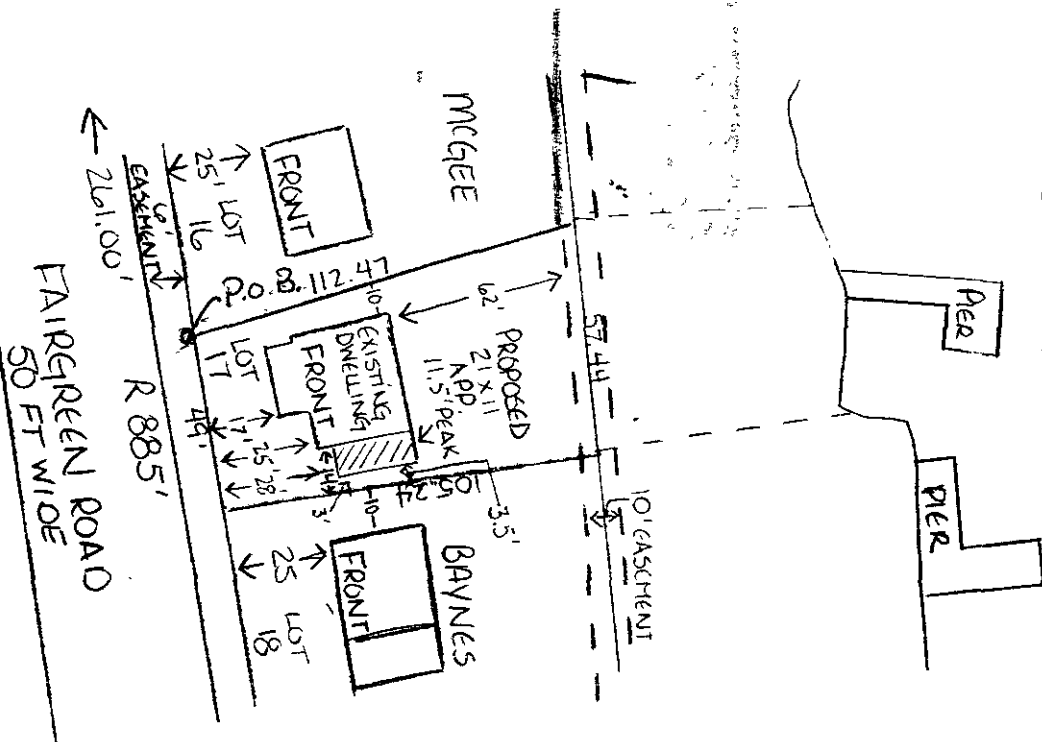
PROPERTY ADDRESS: 7709 FAIRGREEN RD.

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: DUNDALK

plat book # 7, folio # 022, lot # 17, section # 1

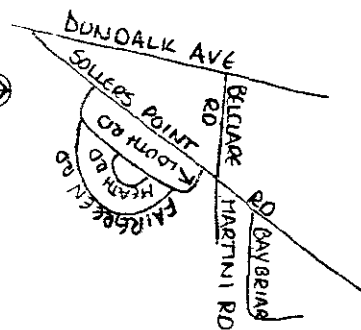
OWNER: KENNETH R & DEBORAH A FREEMAN



North
date: 9.24.98
prepared by: DEBORAH FREEMAN

Scale of Drawing: 1" = 50'

Not FPD permit



Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 12

Councilmanic District: 7

1"=200' scale map#: SE 5 F

Zoning: DRS.5

Lot size: 1/3 5616
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

126

99-126-A

99-126-A

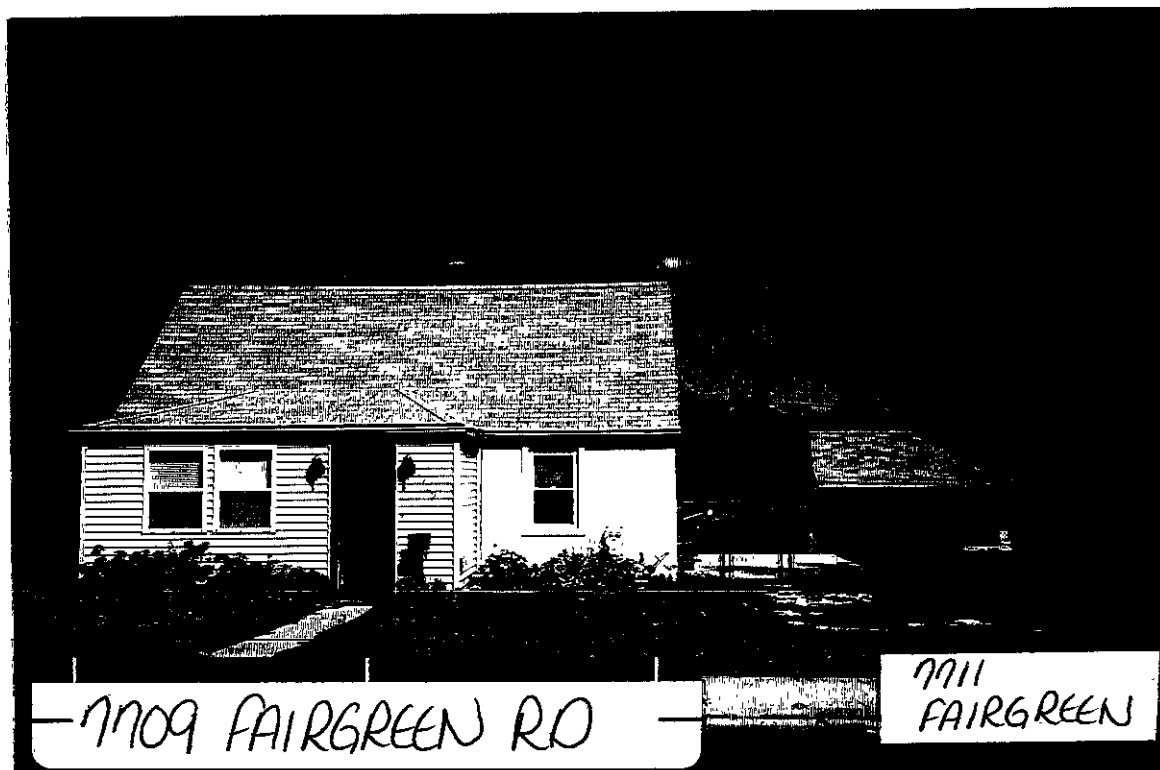
WINNERS:

KENNETH R. FREEMAN

DEBORAH A. FREEMAN

PARCEL #12-03-067830

LOT 17 BLK 1 PLAT 7 BK 13 FOLIO 022



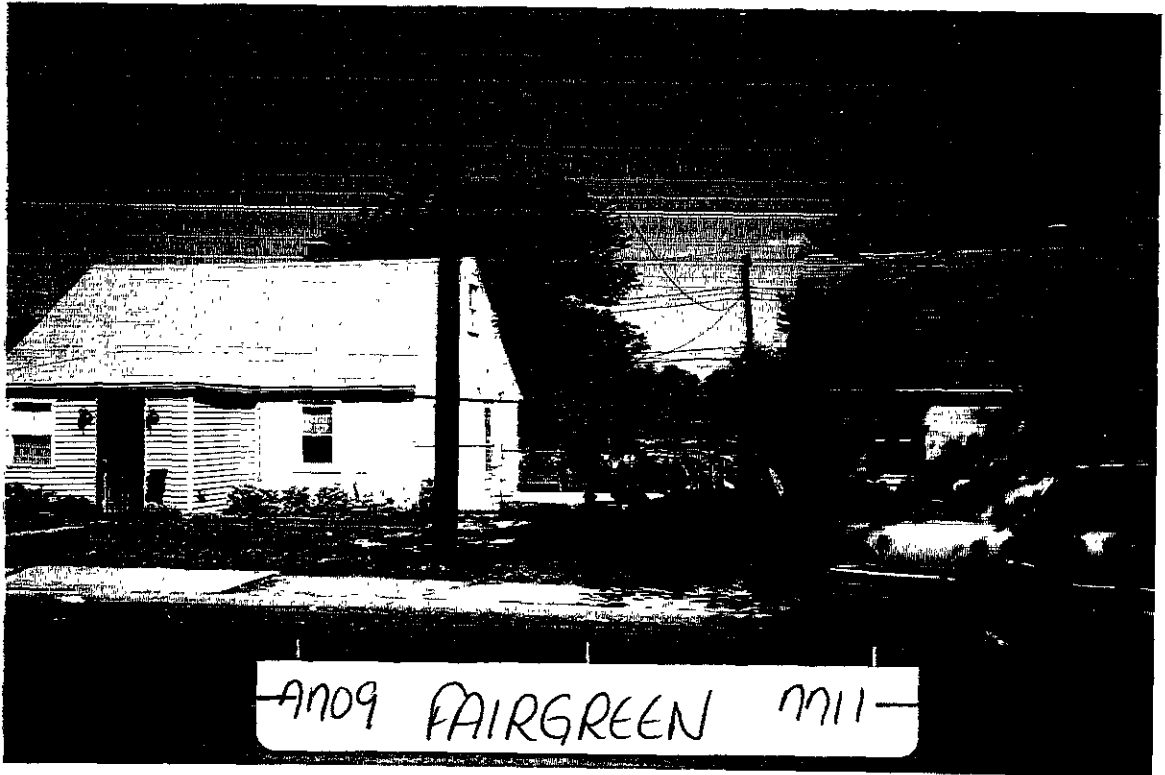
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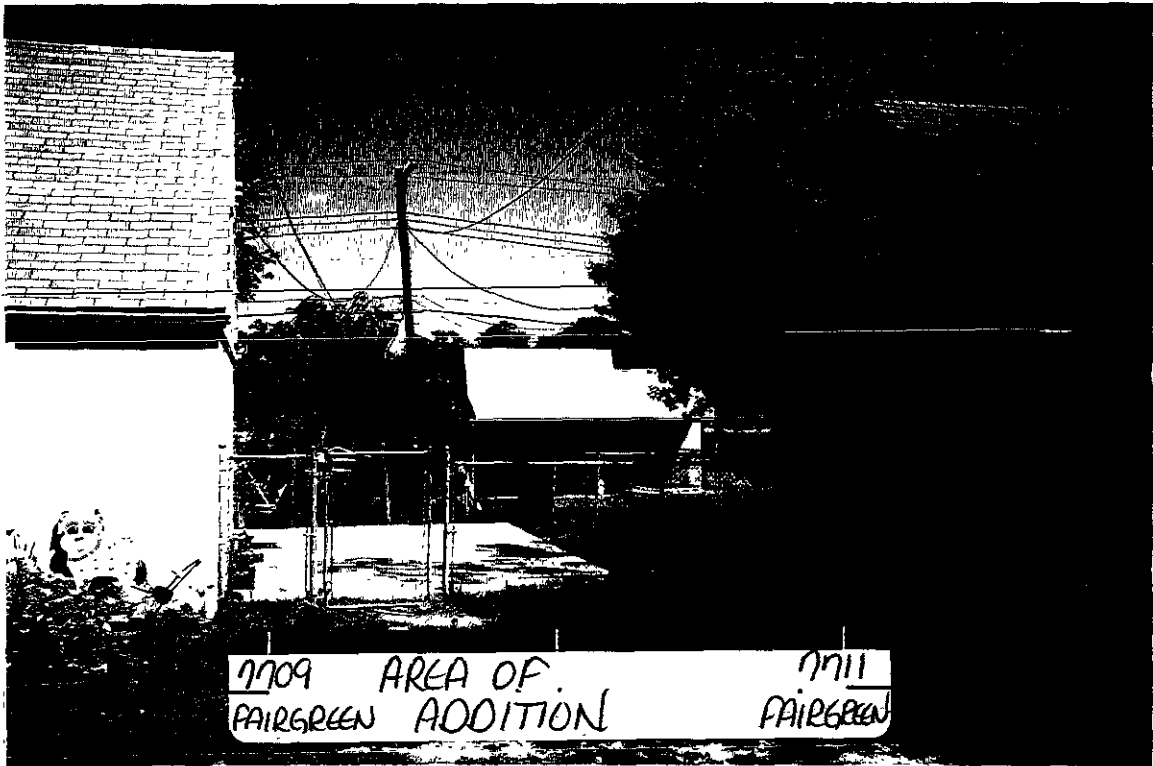
KENNETH R. FREEMAN

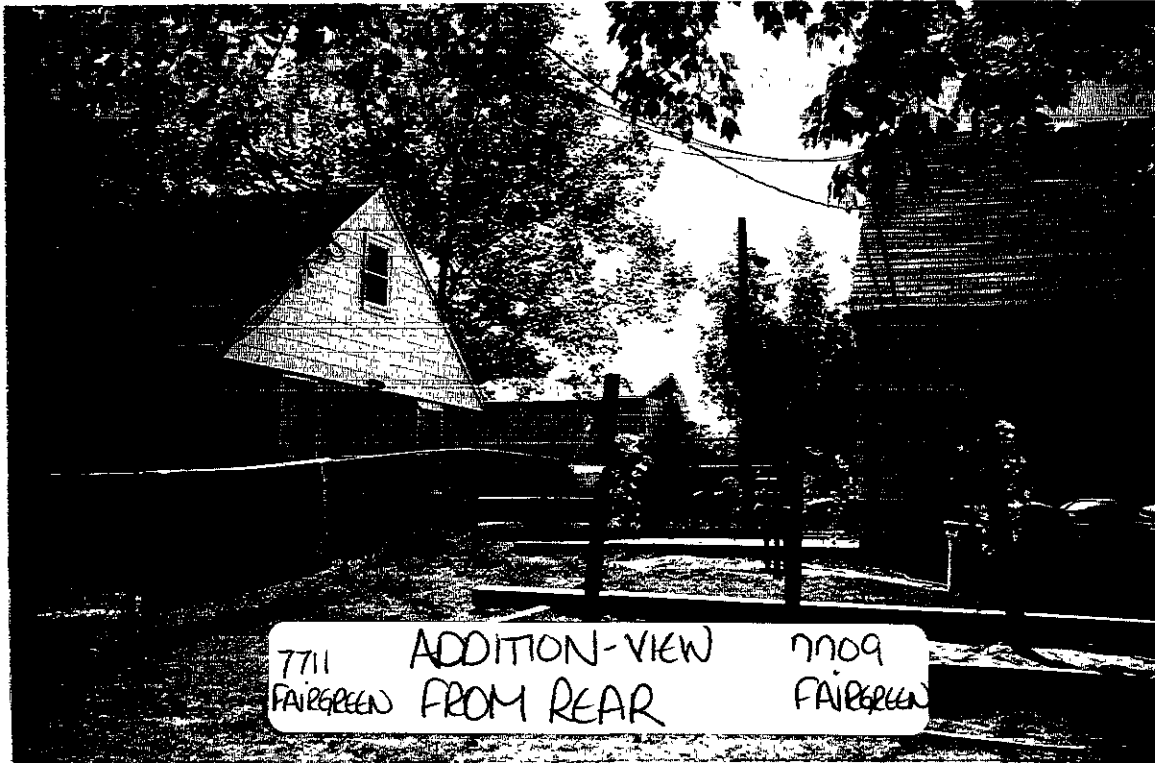
DEBORAH A. FREEMAN

PARCEL #12-03-067830

LOT 17 BLK 1 PLAT 7 BK 13 FOLIO 022

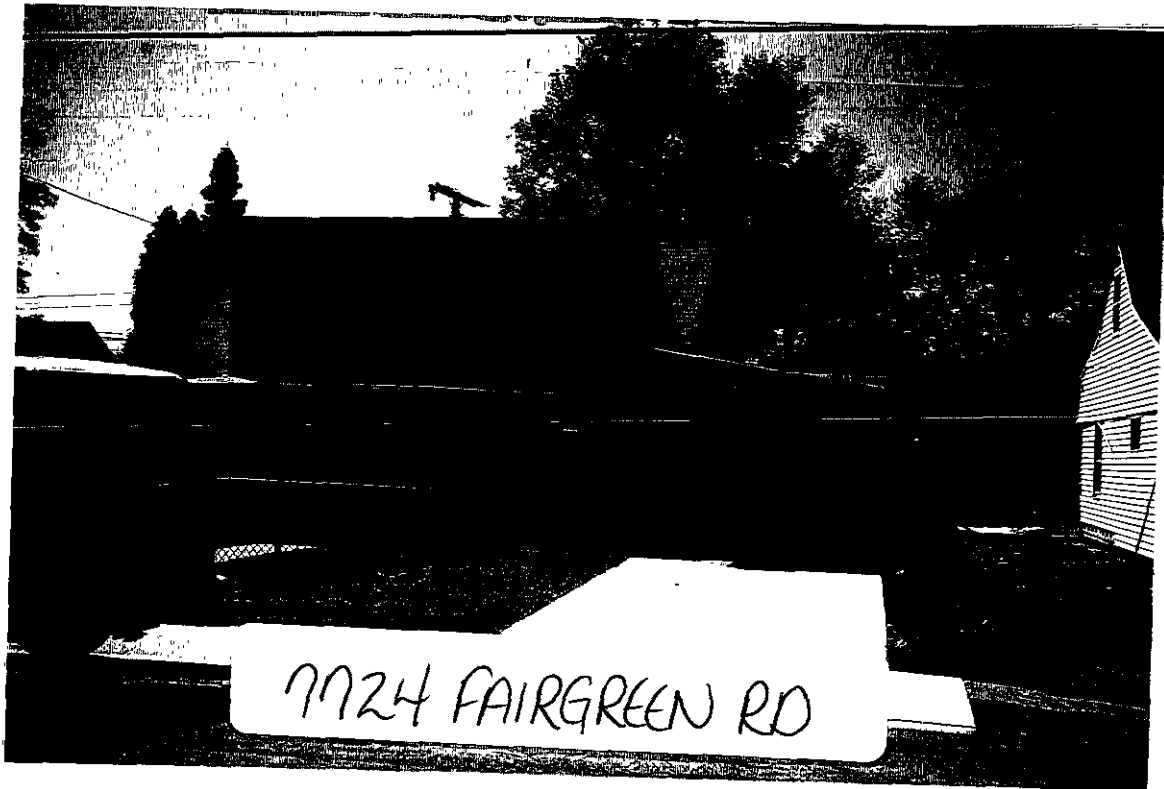














BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

LOCATION

SCALE
1" = 200' ±

S. E.

DUNDALK

5-F

SOLLERS POINT

DATE
OF
PHOTOGRAPHY
JANUARY
1986